



## Holtby Lane, Holtby, York £9,000 (From) Per Annum

- Modern agricultural storage/warehouse buildings
- Situated in a quiet rural location but with easy access onto the A64 and A166
- Combined Gross Internal Area: 299.05 sq.m (3,219 sq.ft)
- Available as a whole or separately





## DESCRIPTION

The property provides two separate modern agricultural storage units surrounding a central yard. The units are available as a whole or individually. Each unit benefits from a mezzanine floor and roller shutter doors.

Unit 1: 136.04 sq.m (1,464 sq.ft)

Unit 2: 163.01 sq.m (1,755 sq.ft)

## LOCATION

Located off Holtby Lane, near Holtby, the property is in a pleasant rural setting but being easily accessible from the A166 (Stamford Bridge Road) and the A64, which in turn provides access onto the wider motorway network.



York is located approximately 4 miles to east of the property and is an important retail and commercial centre and is regarded as one of Britain's most important tourist destinations. It is situated 25 miles north-east of Leeds, 30 miles south-east of Harrogate and 30 miles north of Doncaster.

## SERVICES

We understand that the property benefits from mains supplies of water and electricity.



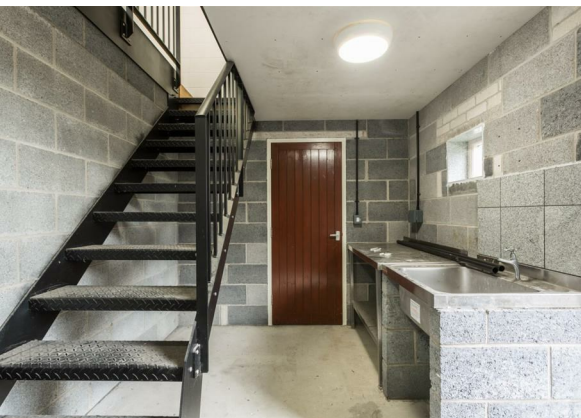
## TERMS

The property is available by way of a new 12 month licence, payable monthly in advance. A one month bond is to be lodged with the Landlord for the duration of the licence.

Unit 1: LET AGREED

Unit 2: LET AGREED

Rents quoted are exclusive of utilities but inclusive of business rates.



## RATEABLE VALUE

TBC

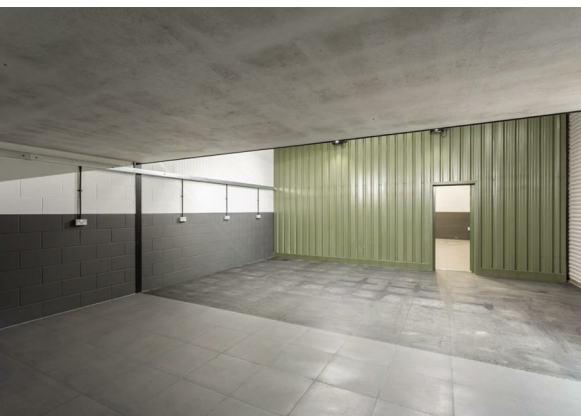
## ENERGY PERFORMANCE CERTIFICATE

Unit 1: C 71

Unit 2: Exempt

## VIEWINGS

Viewings strictly by appointment with the sole letting agent - contact Stephenson's Estate Agents (01904 625 533).



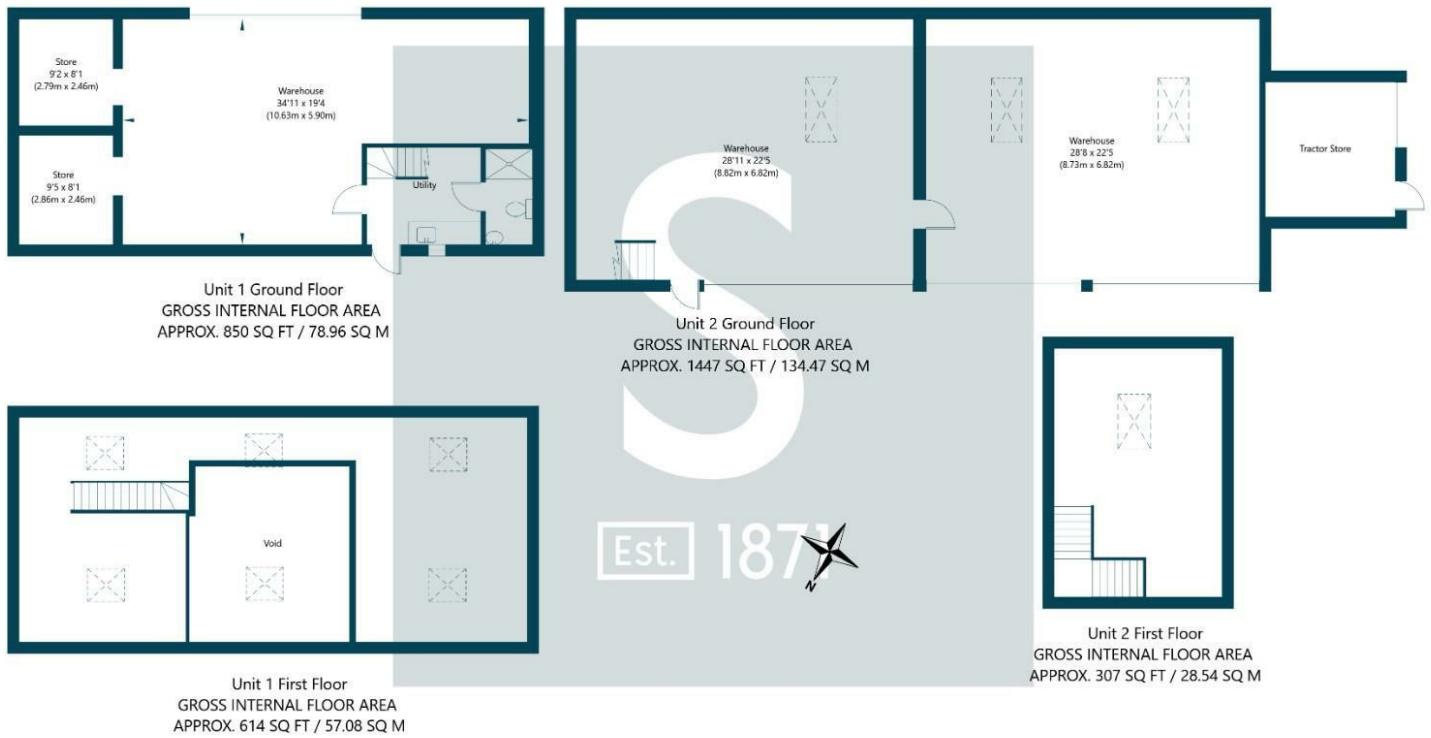
## VALUE ADDED TAX

All figures quoted are exclusive of VAT.

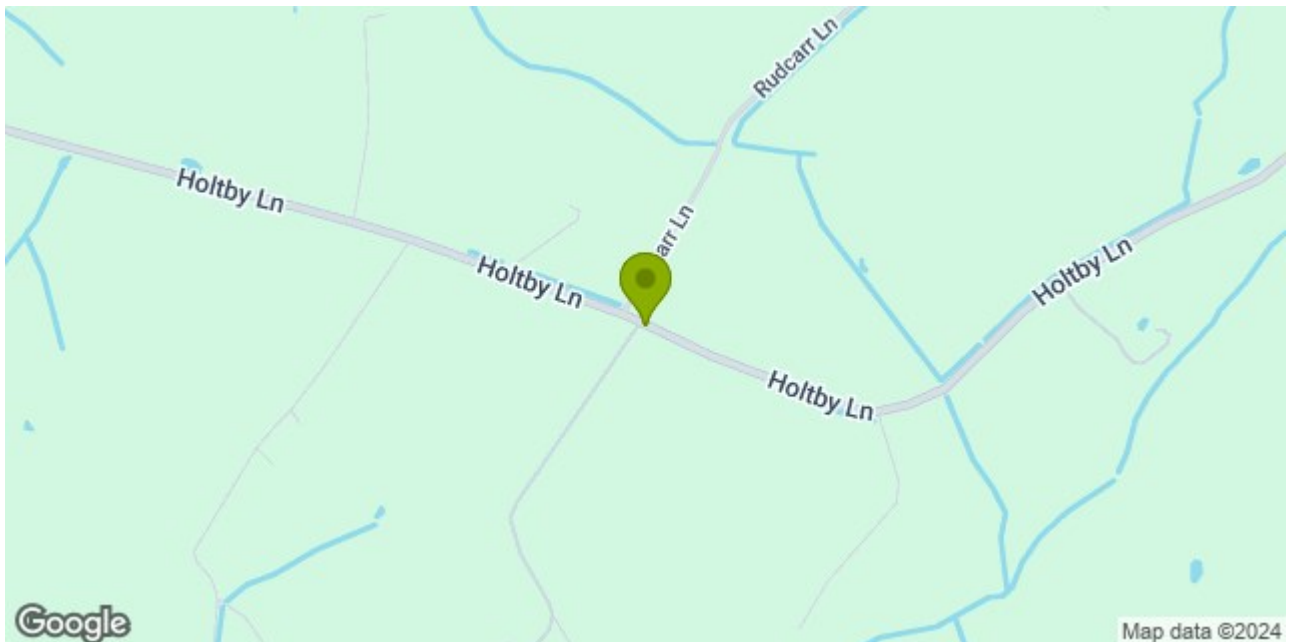
## DATE PREPARED

July 2024

## Units at Holtby Grange, Holtby, York, YO19 5XQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 3218 SQ FT / 299.05 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
www.exposurepropertymarketing.com © 2024



### Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

### Partners

J F Stephenson MA (cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg dip MRICS  
O J Newby MNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)

### Associates

N Lawrence

